018.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,354,100 / 1,354,100
					USE VALUE:	1,354,100 / 1,354,100
					ASSESSED:	1,354,100 / 1,354,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANECHAK BRIAN D
Owner 2:	FRACTAL KATE E
Owner 3:	
Street 1:	49 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HANECHAK BRIAN D -
Owner 2:	FRACTAL KATE E -
Street 1:	49 COLONIAL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,175 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 4155 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	839,600		514,500	1,354,100
Total Card	0.142	839,600		514,500	1,354,100
Total Parcel	0.142	839,600		514,500	1,354,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.90 | /Parcel: 325.9

Legal Description

User Acct 13005

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 01/31/17

!1548!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	839,600	0	6,175.	514,500	1,354,100	1,354,100	Year End Roll	12/18/2019
2019	101	FV	649,300	0	6,175.	665,800	1,315,100	1,315,100	Year End Roll	1/3/2019
2018	101	FV	741,100	0	6,175.	423,700	1,164,800	1,164,800	Year End Roll	12/20/2017
2017	101	FV	157,600	0	6,175.	387,400	545,000	545,000	Year End Roll	1/3/2017
2016	101	FV	157,600	0	6,175.	314,700	472,300	472,300	Year End	1/4/2016
2015	101	FV	147,900	0	6,175.	314,700	462,600	462,600	Year End Roll	12/11/2014
2014	101	FV	147,900	0	6,175.	286,900	434,800	434,800	Year End Roll	12/16/2013
2013	101	FV	147,900	0	6,175.	273,000	420,900	420,900		12/13/2012

PRINT

Date	Time
12/10/20	17:07:44

LAST REV

Date	Time
01/15/19	15:45:03
apro	
1548	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANECHAK BRIAN	1504-5		2/8/2017	Convenience	1	No	No		
LOMBARDI KEITH,	1503-49		1/18/2017		1,350,000	No	No		
KARPATI ELIZABE	1488-55		4/20/2016	Change>Sale	550,000	No	No		
KARPATI ELIZABE	1338-83		6/4/2007	Family	100	No	No		
	867-60		9/23/1975		42,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2017	1556	Solar Pa	2,000	C				
6/23/2016	865	Heat App	20,000					hvac 2 W/A/C
5/27/2016	686	New Buil	350,000					construct single f
5/12/2016	608		8,000					raze exist structu

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2017	Meas/Inspect	DGM	D Mann
2/4/2009	Meas/Inspect	189	PATRIOT
11/10/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13005
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

Total AC/HA: 0.14176 | Total SF/SM: 6175 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 514,461 | Spl Credit | Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.90270758
Const Adj.:	0.99989998
Adj $ / SQ:	112.827
Other Features:	116456
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	854979
Depreciation:	15390
Depreciated Total:	839590

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

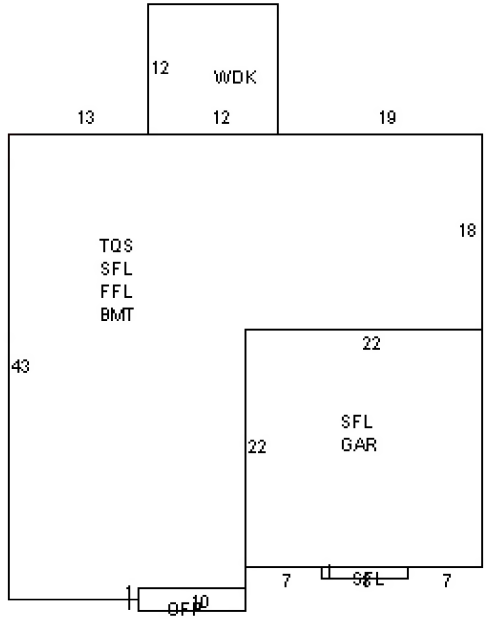
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.06
Special Features:	0	Val/Su Net:	136.85
Final Total:	839600	Val/Su SzAd	202.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,824	112.830	205,797
BMT	Basement	1,332	33.850	45,086
FFL	First Floor	1,332	112.830	150,286
TQS	3/4 Story	999	112.830	112,714
GAR	Garage	484	20.160	9,759
WDK	Deck	144	12.940	1,864
OFP	Open Porch	20	44.000	880

Net Sketched Area:	6,135			Total:	
Size Ad	4155	Gross Are	6564	FinArea	4155

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	